

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF VIRGINIA  
ALEXANDRIA DIVISION**

In re:

CASE NO: 17-11075-KHK

Address: JOHN MICHAEL CERCEO, II,  
P.O. Box 3364  
Sterling, VA 20167

CHAPTER 13

Debtor(s).

DEUTSCHE BANK NATIONAL TRUST  
COMPANY AS TRUSTEE FOR INDYMAC  
INDX MORTGAGE LOAN TRUST 2006-  
AR29, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-AR29 UNDER  
THE POOLING AND SERVICING  
AGREEMENT

Plaintiff,

v.

JOHN MICHAEL CERCEO, II,  
Debtor(s)  
THOMAS P. GORMAN  
Trustee  
Defendants.

**ORDER GRANTING RELIEF FROM STAY**

Upon consideration of the motion of Deutsche Bank National Trust Company as Trustee for IndyMac INDX Mortgage Loan Trust 2006-AR29, Mortgage Pass-Through Certificates, Series 2006-AR29 under the Pooling and Servicing Agreement, to modify the automatic stay; it is

ORDERED that the automatic stay imposed by 11 U.S.C. §362 is modified to permit the movant , and its successors and/or assigns to complete any actions necessary to effectuate the foreclosure that took place on January 11, 2017, and take action in accordance with state law to gain possession of the real property located at 45854 Cabin Branch Drive, Sterling, VA 20164, and  
M. Christine Maggard, VSB# 33824  
Brock & Scott, PLLC  
484 Viking Drive, Suite 203  
Virginia Beach, VA 23452  
christine.maggard@brockandscott.com  
Counsel for the Movant

is more particularly described as follows:

LOT 7, CABIN BRANCH FOREST SUBDIVISION, AS THE SAME APPEARS DULY DEDICATED, PLATTED AND RECORDED IN DEED BOOK 877, AT PAGE 1596, AND CONFIRMED BY SUPPLEMENT TO DEED OF PARTIAL RELEASE, DEDICATION, SUBDIVISION AND EASEMENTS AND PLAT SHOWING CABIN BRANCH FOREST, GUILDFORD MAGISTERIAL DISTRICT, LOUDOUN COUNTY, VIRGINIA, RECORDED IN DEED BOOK 880, AT PAGE 1450, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

ORDERED that the automatic stay imposed by 11 U.S.C. § 362 (a) is TERMINATED to allow Movant to avail itself of its rights under state law, including but not limited to the initiation or continuation of eviction proceedings and to allow the successful foreclosure purchaser to obtain possession of the property.

ENTERED this \_\_\_\_ day of \_\_\_\_ 2017

May 11 2017

/s/ Klinette Kindred

\_\_\_\_\_  
Honorable Klinette H Kindred  
United States Bankruptcy Judge

eod 5/12/2017

**I ASK FOR THIS:**

/s/ M. Christine Maggard  
M. Christine Maggard, VSB# 33824  
Brock & Scott, PLLC  
484 Viking Drive, Suite 203  
Virginia Beach, VA 23452  
*Counsel for the Movant*

**SEEN:**

/s/ Thomas P. Gorman authorized via email  
Thomas P. Gorman  
300 N. Washington St. Ste. 400

Alexandria, VA 22314  
*Trustee*

**CERTIFICATE**

I hereby certify that this proposed Order has been endorsed by all necessary parties involved in this proceeding.

/s/ M. Christine Maggard  
M. Christine Maggard, VSB# 33824

The Clerk shall mail a copy of the entered Order to the following:

John Michael Cerceo, II  
P.O. Box 3364  
Sterling, VA 20167  
*Debtor, Pro Se*

Thomas P. Gorman  
300 N. Washington St. Ste. 400  
Alexandria, VA 22314  
*Trustee*

M. Christine Maggard  
Brock & Scott, PLLC  
484 Viking Drive, Suite 203  
Virginia Beach, VA 23452  
*Counsel for the Movant*